

NOTICE OF PUBLIC HEARING

The Board of Commissioners of Flathead County, Montana, hereby gives notice, pursuant to Section 76-2-205(1), M.C.A., that it will hold a public hearing to consider a request by Bigfork Landing II, Calaway Construction, Calaway Brothers, LLC, to amend the text of the Mill Creek Planned Unit Development (PUD). The proposed amendment would amend the minimum lot area and minimum lot width allowed within the Mill Creek Estates PUD and allow for the conversion of triplex and duplex lots into duplex and single family lots respectively. The proposal would amend the text of the Mill Creek Estates PUD to read:

MILL CREEK ESTATES is a 37.6 acre residential Planned Unit Development (PUD) consisting of *a maximum of 113 lots which will accommodate single family lots in Phase I and in Phase II attached duplex and triplex townhouse lots and single family lots. Triplex lots maybe combined into duplex lot. Duplex lots maybe combined into Phase II single family lots. Lot boundaries maybe adjusted as needed with the common area. Common area acreage may not decrease.* A 1.28 acre community “Club House” lot, common areas and common area landscaping are integrated into the overall development. No other uses are allowed in the Planned Unit Development.

BULK AND DIMENSIONAL REQUIREMENTS:

1. Minimum Lot Area:	Phase I Detached dwelling	10,200 square feet
	<i>Phase II Detached dwelling</i>	<i>5,500 square feet</i>
	<i>Phase II Attached dwelling</i>	<i>3,000 square feet</i>
2. Minimum Lot Width:	Phase I Detached dwelling	70 feet
	<i>Phase II Detached dwelling</i>	<i>56 feet</i>
	<i>Phase II Attached dwelling</i>	<i>38 feet</i>

The Flathead County Zoning Regulations apply in all County zoning districts created under Section 76-2-205, M.C.A., and are on file for public inspection at the Office of the Clerk and Recorder, located at 800 South Main, Kalispell, Montana, the Flathead County Planning and Zoning Office, 1035 1st Avenue West, Kalispell, Montana, and on the Flathead County Planning and Zoning Office’s website, at: http://flathead.mt.gov/planning_zoning/downloads.php.. Documents related to the proposed amendments to those regulations are on file for public inspection at the Office of the County Clerk and Recorder and at the Flathead County Planning and Zoning Office.

The public hearing will be held on the **9th day of February, 2016, at 10:15 o'clock a.m.**, in the Office of the Board of Commissioners of Flathead County, Third Floor, Old Courthouse, Kalispell, Montana. At the public hearing, the Board of Commissioners will give the public an opportunity to be heard regarding the proposed change to the text of the Flathead County Zoning Regulations.

Written comments are encouraged and will be reviewed by the Commissioners prior to the hearing if received by the Flathead County Commissioners’ Office at least three business days prior to the hearing.

DATED this 10th day of December, 2015.

BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By: /s/ Pamela J. Holmquist
Pamela J. Holmquist, Chairman

Publish on January 16, 2016 and January 23, 2016.